



7B Curdimurka Street, Roxby Downs



Well-Positioned Three-Bedroom Duplex with Established Long-Term Tenant

This well-maintained three-bedroom duplex offers a relaxed, low-maintenance lifestyle with generous living spaces, practical features and an excellent location close to local schools, shopping facilities and one of Roxby Downs' best children's playgrounds.

The well-appointed kitchen provides plenty of bench and storage space, room for the fridge, a large double sink, gas cooking and a convenient corner pantry. It flows seamlessly into the open-plan dining and living areas, creating a comfortable and functional space for everyday living and entertaining.

Adding character and a wonderful sense of space, the dining area features an exposed raked ceiling, while glass sliding doors open directly onto the shaded veranda — the perfect spot to relax outdoors or entertain guests.

The main bedroom is privately positioned at the front of the home and includes built-in robes and convenient access to the two-way bathroom. Two additional generously sized bedrooms are located at the rear of the duplex.

Outside, the property is designed for easy living with low-maintenance front and rear yards, a shaded veranda, single carport and additional off-street

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Price \$180,000
Property Type Residential
Property ID 12547

Agent Details

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Office Details

Roxby Downs
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parking.

Property Features

- Three generously sized bedrooms
- Ducted evaporative air conditioning
- Two-way bathroom with direct access from the main bedroom
- Separate toilet
- Well-appointed kitchen with gas cooking and corner pantry
- Plenty of kitchen bench and storage space
- Open-plan kitchen, dining and living area
- Exposed raked ceiling to the dining area
- Timber floating floorboards and neutral tones throughout the living areas
- Separate laundry with built-in broom cupboard
- Glass sliding doors opening onto the veranda
- Shaded outdoor entertaining area
- Easy-care front and rear yards
- Single carport
- Additional off-street parking
- Convenient location close to schools, shopping and children's playground

An Excellent Investment Opportunity

With an **excellent long-term tenant in place since December 2015**, this property presents an attractive opportunity for investors looking for a low-maintenance investment with an established rental history.

The combination of a long-term tenant, practical floor plan, low-maintenance grounds and convenient location makes this duplex a standout investment opportunity in the Roxby Downs market.

Property Details

Certificate of Title: 5327/428

Council: Roxby Downs Council

Zoning: GN (General Neighbourhood)

Year Built: 1987

Building Area: 86m² approx.

Land Size: 291.6m² approx.

Council Rates: Approximately \$466.00 per quarter

Emergency Services Levy (ESL): Approximately \$63.10 per annum

Sewage: \$77.34 per quarter

Water: Tenant pays all water usage and supply charges

Why Roxby Downs?

Roxby Downs is a resource-driven community supported by BHP's Olympic Dam operation, one of the world's significant uranium and copper mining operations. The mining industry provides ongoing demand for quality rental

accommodation and supports the town's long-term property market fundamentals.

Properties offering this combination of space, practicality, established tenancy and low-maintenance living are highly sought after.

Don't miss the opportunity to secure this well-positioned three-bedroom duplex with an established long-term tenant.

Private inspections only.

Please note: SMS or MMS offers will not be accepted.

Disclaimer

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy and accept no liability for any errors or omissions, including but not limited to land size, floor plans, building age and condition. Interested parties should make their own enquiries and obtain independent legal and financial advice. Photos may be AI generated to remove clutter.

RLA 228106

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